

**NEWPORT BEACH ZONING ADMINISTRATOR MINUTES**  
**Council Chambers – 3300 Newport Boulevard**  
**Wednesday, July 25, 2012**  
**REGULAR HEARING**  
**3:30 p.m.**

1. **CALL TO ORDER** – The meeting was called to order at 3:30 p.m.

Staff Present: Brenda Wisneski, Zoning Administrator  
Javier S. Garcia, AICP, Senior Planner

2. **MINUTES** of July 11, 2012

**Action:** Approved

3. **PUBLIC HEARING ITEMS**

**ITEM NO. 1**            408 E. Balboa Boulevard Parcel Map No. NP2012-006 (PA2012-061)            CD 1  
                             408 E. Balboa Boulevard

The applicant or representative was not present at the opening of the item, therefore the Zoning Administrator moved on to the next item on the agenda.

After review of Item 2 on the agenda the Zoning Administrator returned to Item 1. Although the applicant or representative was present, the Zoning Administrator introduced this item.

Senior Planner Javier Garcia gave a brief overview of the application, a parcel map for two-unit condominium purposes and that a new duplex to be finalized as condominiums is currently being constructed. It was also stated that there were no unusual conditions of approval for the project, it is consistent and comparable with other two-unit condominium projects approved citywide and that the draft resolution was recommended with no changes. Additionally, it was stated that no waivers of the Title 19 (Subdivision) standards were requested.

The Zoning Administrator opened the public hearing. Seeing that no one from the public wished to comment the public hearing was closed.

Zoning Administrator Wisneski approved the application and adopted the resolution as presented stating that she agreed with the facts in support of the findings and conditions of approval for NP2012-006.

**Action:** Approved

**ITEM NO. 2**            601-701 Newport Center Drive Lot Line Adjustment No. LA2012-003 (PA2012-075)            CD 5  
                             601 and 701 Newport Center Drive

Senior Planner Javier Garcia gave a brief overview of the application explaining that the lot lines were to be adjusted between two existing parcels located within the Fashion Island Regional Shopping Center (Neiman Marcus Department Store Parcel and the Bloomingdales Department Store Parcel) with no change in the number of parcels. The lot line adjustment will accommodate a future addition to the Neiman Marcus Department Store. The Zoning Administrator asked to confirm the project complied with parking and other development standards to which Mr. Garcia responded that it complied with the North Newport Center Planned Community District Regulations. The applicant's representative was satisfied and in agreement with the proposed conditions of approval and had no questions.

The Zoning Administrator opened the public hearing. Seeing that no one from the public wished to comment the public hearing was closed.

The Zoning Administrator determined the findings could be made and approved the draft resolution as presented approving Lot Line Adjustment No. LA2012-003.

**Action:** Approved

**4. PUBLIC COMMENTS ON NON-AGENDA ITEMS:**

None.

**ADJOURNMENT** – The hearing was adjourned at 3:35 p.m.

**The agenda for the Regular Hearing was posted on July 19, 2012, at 10:11 a.m. on the City Hall Bulletin Board located outside of the City of Newport Beach Administration Building and on the City's website on July 20, 2012, at 10:45 a.m.**

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Brenda Wisneski, AICP, Zoning Administrator